

**SNAPSHOT of HOME Program Performance--As of 03/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): King County Consortium

State: WA

PJ's Total HOME Allocation Received: \$58,891,302

PJ's Size Grouping\*: A

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank    | Nat'l Average | Nat'l Ranking (Percentile):** |       |         |
|--|----------|---------------|---------------|---------------|-------------------------------|-------|---------|
|  |          |               |               |               | Group                         | A     | Overall |
| <b>Program Progress:</b>   |          |               | PJs in State: | 14            |                               |       |         |
| % of Funds Committed   | 90.03 %  | 91.66 %       | 11            | 91.92 %       | 36                            |       | 36      |
| % of Funds Disbursed   | 86.77 %  | 86.54 %       | 7             | 82.65 %       | 62                            |       | 61      |
| Leveraging Ratio for Rental Activities                           | 7.73     | 7.13          | 1             | 4.67          | 100                           |       | 100     |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 94.74 %       | 1             | 81.09 %       | 100                           |       | 100     |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 91.30 %  | 81.36 %       | 2             | 68.72 %       | 93                            |       | 89      |
| <b>Low-Income Benefit:</b>                                       |          |               |               |               |                               |       |         |
| % of 0-50% AMI Renters to All Renters                            | 91.17 %  | 93.25 %       | 9             | 79.93 %       | 85                            |       | 74      |
| % of 0-30% AMI Renters to All Renters***                         | 58.50 %  | 62.70 %       | 10            | 44.94 %       | 85                            |       | 75      |
| <b>Lease-Up:</b>   |          |               |               |               |                               |       |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 99.89 %  | 99.05 %       | 7             | 94.87 %       | 82                            |       | 62      |
| <b>Overall Ranking:</b>  |          |               | In State:     | 6 / 14        | Nationally:                   | 96    | 95      |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |               |               |                               |       |         |
| Rental Unit  | \$20,710 | \$25,149      |               | \$25,717      | 1,846                         | Units | 74.30 % |
| Homebuyer Unit   | \$19,052 | \$19,814      |               | \$14,669      | 142                           | Units | 5.70 %  |
| Homeowner-Rehab Unit   | \$12,273 | \$20,352      |               | \$20,391      | 495                           | Units | 19.90 % |
| TBRA Unit  | \$0      | \$1,713       |               | \$3,201       | 0                             | Units | 0.00 %  |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** King County Consortium WA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$117,823 | \$129,930 | \$13,660  |
| <b>State:*</b>     | \$115,696 | \$109,776 | \$25,257  |
| <b>National:**</b> | \$91,120  | \$73,223  | \$23,149  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.1 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.02

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |
|--|--|--|--|---|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   | <b>HOUSEHOLD TYPE:</b>   |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">57.8</span> | <span style="border: 1px solid black; padding: 2px;">65.5</span> | <span style="border: 1px solid black; padding: 2px;">83.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">20.8</span> | <span style="border: 1px solid black; padding: 2px;">29.6</span>             | <span style="border: 1px solid black; padding: 2px;">15.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">15.6</span> | <span style="border: 1px solid black; padding: 2px;">12.7</span> | <span style="border: 1px solid black; padding: 2px;">6.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">20.3</span> | <span style="border: 1px solid black; padding: 2px;">5.6</span>              | <span style="border: 1px solid black; padding: 2px;">34.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">5.9</span>  | <span style="border: 1px solid black; padding: 2px;">16.9</span> | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">32.5</span> | <span style="border: 1px solid black; padding: 2px;">32.4</span>             | <span style="border: 1px solid black; padding: 2px;">21.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  | <span style="border: 1px solid black; padding: 2px;">1.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">19.7</span> | <span style="border: 1px solid black; padding: 2px;">28.9</span>             | <span style="border: 1px solid black; padding: 2px;">25.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">6.6</span>  | <span style="border: 1px solid black; padding: 2px;">3.5</span>              | <span style="border: 1px solid black; padding: 2px;">3.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>ETHNICITY:</b>                        |  |  |  |   |  |  |  |  |   |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">15.7</span> | <span style="border: 1px solid black; padding: 2px;">4.2</span>  | <span style="border: 1px solid black; padding: 2px;">5.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |  |   |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">36.3</span> | <span style="border: 1px solid black; padding: 2px;">31.7</span> | <span style="border: 1px solid black; padding: 2px;">32.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">23.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |  |   |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">24.9</span> | <span style="border: 1px solid black; padding: 2px;">18.3</span> | <span style="border: 1px solid black; padding: 2px;">24.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">17.0</span> | <span style="border: 1px solid black; padding: 2px;">20.4</span> | <span style="border: 1px solid black; padding: 2px;">11.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">4.3</span>  |  |  |   |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">12.2</span> | <span style="border: 1px solid black; padding: 2px;">13.4</span> | <span style="border: 1px solid black; padding: 2px;">13.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">72.5</span> |  |  |   |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">5.9</span>  | <span style="border: 1px solid black; padding: 2px;">8.5</span>  | <span style="border: 1px solid black; padding: 2px;">10.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">3.5</span>  | <span style="border: 1px solid black; padding: 2px;">3.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">2.1</span>  | <span style="border: 1px solid black; padding: 2px;">2.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">2.1</span>  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
|  |  |  |  |   | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  |  |  | <span style="border: 1px solid black; padding: 2px;">14</span>  |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 96  
(Percentile)

State Rank: 6 / 14 PJs

Overall Rank: 95  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84%   | <b>100</b>   |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 47.80%   | <b>91.3</b>  |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>91.17</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.38%   | <b>99.89</b> |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.360    | <b>1.83</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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